

**REDEVELOPMENT AGENCY MEETING
SEPTEMBER 14, 2004**

The meeting called to order as the City Council at 10:04 a.m. by Mayor Murphy with Council Members Zucchet and Inzunza not present, and District 4 vacant.

Roll Call Peters, Zucchet, Atkins, District 4 vacant, Maienschein,
Fyre, Madaffer, Inzunza, and Mayor Murphy

P. Lamont Ewell, City Manager
Casey Gwinn, City Attorney
Leslie Girard, City Attorney
Charles Abdelnour, City Clerk
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 11:00 a.m.

The meeting reconvened as the Redevelopment Agency at 11:00 a.m.

Adoption

1. **First Implementation Agreement to Disposition and Development Agreement with Roseau Development Company No. 2, LLC (District 4).**

(RA 2005-31)

That the Redevelopment Agency adopts a resolution approving the First Implementation Agreement to the Disposition and Development Agreement by and between the Redevelopment Agency and Roseau Development Company No. 2, LLC.

See Southeastern Economic Development Corporation Report no. SEDC 04-007 dated, September 8, 2004.

No one spoke in opposition to this item.

Motion by Member Atkins to approve (with District 4 vacant)

Second by Member Fyre

Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03811 and D-03811.

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Adoption

2. **Approval of a First Amendment to the Agreement for Consulting Services with Rick Engineering Company. (Districts 4 and 8).**

(RA 2005-39)

Subitem A. Approving the First Amendment to the Agreement for Consulting Services with Rick Engineering Company in an amount not to exceed \$140,000.

Subitem B. Amending the SEDC FY 2005 Program Budget in the amount of \$50,000 to augment the Central Imperial Redevelopment Project Area for project implementation costs.

See Southeastern Economic Development Corporation Report no. SEDC 04-004, dated, September 8, 2004.

Auditor Certificate Number: AC 2500187

No one spoke in opposition to this item.

Motion by Member Atkins to approve (with District 4 vacant)

Second by Member Inzunza

Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03812 and D-03812.

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Adoption

3. **Approving the Second Implementation Agreement to the Disposition and Development Agreement by and between the Redevelopment Agency and TayRad, LLC. (District 4)**

(RA-2005-37)

That the Redevelopment Agency adopts a resolution approving the Second Implementation Agreement to the Disposition and Development Agreement by and between the Redevelopment Agency of the City of San Diego and TayRad, LLC.

See Southeastern Economic Development Corporation Report no. SEDC 04-008, dated, September 8, 2004.

No one spoke in opposition to this item.

Motion by Member Atkins to approve (with District 4 vacant)

Second by Member Madaffer

Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03813 and D-03813.

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Adoption

4. **Approval of the Second Amendment to the Agreement for Legal Services between the Redevelopment Agency and Kane, Ballmer, and Berkman. (District 4).**

(RA 2005-36)

That the Redevelopment Agency of the City of San Diego (Agency) adopts a resolution approving the Second Amendment to the Agreement for Legal Services by and between the Agency and Kane, Ballmer and Berkman, Special Agency Counsel for an amount not to exceed \$160,000, bringing the total amount of the Agreement to \$2,112,860.

See Southeastern Economic Development Corporation Report no. SEDC 04-010, dated September 8, 2004.

Auditor Certificate Number: AC 2500214

No one spoke in opposition to this item.

Motion by Member Atkins to approve (with District 4 vacant)

Second by Member Madaffer

Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03814 and D-03814.

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Adoption

5 **Approval of the Sixth Amendment to the Agreement with BRG Consulting, Inc. (District 4).**

(RA 2005-30)

That the Redevelopment Agency adopts a resolution approving the Sixth Amendment to the Agreement with BRG Consulting Inc., to provide services in the amount not to exceed \$14,800,00.

See Southeastern Economic Development Corporation Report no. SEDC 04-005, dated, September 8, 2004.

Auditor Certification Number: AC 2500186

No one spoke in opposition to this item.

Motion by Member Atkins to approve (with District 4 vacant)

Second by Member Madaffer

Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03815 and D-03815.

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Adoption

6. **Consenting to Joint Public Hearing Request for the First Amendment for the Southcrest Redevelopment Plan. (District 4).**

(RA 2005-26)

That the Redevelopment Agency adopts a resolution as follows:

Subitem A. Consent to a Joint Public hearing with the Redevelopment Agency on the proposed First amendment to the Redevelopment for the Southcrest Redevelopment project Area.

Subitem B. Authorize the establishment of a date, time and place thereof as November 9, 2004.

Subitem C. Authorize publication and mailing notice of such Joint Public Hearing.

See Southeastern Economic Development Corporation Report no. SEDC-04-009, dated, September 8, 2004.

Council Companion Item no. 333.

No one spoke in opposition to this item.

Motion by Member Atkins to approve (with District 4 vacant)

Second by Member Inzunza

Vote: 8-0

Redevelopment Agency Resolution number R-03816; and City Council Resolution number R-299639.

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Adoption

7. **First Implementation Agreement to the Talmadge Senior Village Project.
(District 3).**

(RA 2005-27)

- Subitem A. Authorize the Executive Director to execute the First Implementation Agreement for the Talmadge Senior Village Project.
- Subitem B. Amend the city Height Project Area budget to authorize the appropriation and expenditure of \$300,000 of low and moderate income housing funds (Fund 98204) for the Talmadge Senior Village Project.
- Subitem C. Authorize the Executive Director to expend \$1,490,576 in the form of a residual receipts loan for the Talmadge Senior Village Project.

(RA 2005-29)

Approve findings of benefit for expending Centre City housing setaside funds outside of the Centre City Project Area.

See Redevelopment Agency Report no. RA-04-33 and City Manager Report no. CMR-04-194, dated, September 8, 2004.

Council Companion Item no. 331.

Public testimony in opposition by Noel Neudeck.

Motion by Member Atkins to approve with direction to the Executive Director to direct agencies that receive public money for housing units to incorporate Universal design in those units. The Executive Director shall provide a report to the Redevelopment Agency with an analysis of Ground Units Universal Design (with Inzunza not present and District 4 vacant).

Second by Member Fyre

Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-03817 and D-03817, and R-03818; and City Council Resolution number R-299637.

REDEVELOPMENT AGENCY MEETING MINUTES-SEPTEMBER 14, 2004

Joint Public Hearing

8. **Island Market Centre Project-Owner Participation Agreement, Disposition and Development Agreement, Design Review-East Village Redevelopment District. (District 2).**

(RA 2005-33)

Subitem A. Certifying that Agency has reviewed and considered the information contained in MEIR, the Final SEIR to the MEIR and the Final Supplement to the MEIR and Environmental Impact Secondary Study, with respect to the Disposition and Development Agreement and Owner Participation Agreement with Oak Shelter Systems, LLC have been considered and reviewed.

(RA 2005-35)

Subitem B. Approve the Disposition and Development Agreement between the Agency and Developer to develop a mixed-use condominium/retail project ("North Block") on the Northern 40,000 square feet of the subject block and authorize the executive director or designee, to sign all documents necessary and appropriate to carry out and implement the agreement to administer the Agency's obligations, responsibilities and duties to be performed under said agreement.

(RA 2005-32)

Subitem C. Approve the Owner Participation Agreement with developer to develop a mixed use apartment/church project ("South Block") on the Southern 20,000 square feet of the subject block and authorize executive director or designee, to sign all documents necessary and appropriate to carry out and implement the agreement and to administer the agency's obligations, responsibilities and duties to be performed under said agreement.

(RA 2005-34)

Subitem D. Grant design review approval of the basic concept/schematic drawings for both projects, subject to the conditions contained in the scope of development, attached to the Owner Participation Agreement and Disposition and Development Agreement.

REDEVELOPMENT AGENCY MEETING MINUTES-SEPTEMBER 14, 2004

Joint Public Hearing

8. **Island Market Centre Project-Owner Participation Agreement, Disposition and Development Agreement, Design Review-East Village Redevelopment District. (District 2).** (Continued)

(RA 2005-38)

Subitem E. Authorizing the appropriation and expenditure of Centre City Low and Moderate Income Housing Funds for up to \$3.6 million dollars for the Island Market Centre North Block Project.

See Centre City Development Corporation Report no. CCDC-04-33 and City Manager Report no. CCDC-04-18, dated, September 8, 2004.

Council Companion Item no. 334.

Auditor Certification Number: AC 2500211

Public testimony in favor by Gary Smith.

Motion by Zucchet to approve (with Fyre in opposition to Subitem A, and District 4 vacant)

Second by Member Atkins

Subitem A – Vote: 7-1

Subitems B-E – Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03819, R-03820 and D-03820, R-03821 and D-03821, R-03822 and D-03822, R-03823 and D-03820; and City Council Resolution numbers R-299640 and R-299641.

Adjournment

The meeting adjourned as the Redevelopment Agency at 11:35 a.m.

Charles G. Abdelnour, Secretary Redevelopment Agency
of the City of San Diego, California
(jis)